

**Springerville Planning & Zoning Commission
Regular Meeting Minutes
Sept. 9, 2004**

Present: Vice Chairman Bill Lucas, Larry Martin, Betty Amator, Kay Matthews
Absent: Bridget Laney, Steve Martin
Staff: Zoning Administrator Larisa Bogardus
Public: Pat and Evelyn Arabie, Larry and Catherine Jaeger, Pete Hunt, J.A. and Mary Dargitz, Kay Dyson, Clint Reed.

1. Call to Order

Vice-Chairman Bill Lucas called the meeting to order at 7 p.m.

Roll Call:	Present:	Bill Lucas Larry Martin Betty Amator Kay Matthews
	Absent:	Bridget Laney, Steve Martin

2. Public Participation: None

3. ZONING ADMINISTRATOR REPORT: Submitted in writing, no action.

4. MINUTES: Consider approval of the minutes from the planning and zoning commission meetings held July 15, 2004, and Aug. 12, 2004, and the special meeting held Aug. 16, 2004.

Motion by Kay Matthews, second by Larry Martin to approve the minutes from the July 15, 2004, meeting with corrections. Passed 4-0. Motion by Larry Martin, second by Kay Matthews to approve the minutes from the Aug. 12, 2004, meeting. Passed 4-0. Motion by Larry Martin, second by Kay Matthews to approve the minutes from the Aug. 16, 2004, meeting with corrections. Passed 4-0.

ADMINISTRATION

5. ELECT OFFICERS: Elect a chairman and vice chairman.

Motion by Larry Martin, second by Kay Matthews nominating Bill Lucas as chairman. Passed 4-0. Motion by Betty Amator, second by Bill Lucas nominating Larry Martin as vice chairman. Passed 4-0.

6. MEETNG DATE: Discussion and possible change of regular meeting date due to recent problems with attendance. Commissioners indicated the current meeting date is satisfactory. No action taken.

7. REDUCTION OF COMMISSION: Discussion and possible recommendation to council to reduce the commission from seven members to five through attrition. Commissioner Matthews said she felt seven members better represented the community. No action taken.

8. **RV PARKS:** Clarify Feb. 12 decision regarding existing RV Parks, the standards they must meet and when they must obtain a conditional use permit or variance.

Staff explained that there are some discrepancies between the taped discussion of the meeting, the minutes as adopted and the former P&Z administrator's communication with some park owners.

Commissioner Matthews said there are two separate issues. Main Street Station is an existing RV park seeking to expand, while Thompson Trailer Park has been a mobile home park that wants to add RVs.

After considerable discussion, the consensus was that existing parks are "grandfathered in," however, a conditional use permit is required for expansion onto additional parcels. Those existing parks are Main Street Station, Casa Malpais and Cedar Court.

Commissioner Matthews said Thompson Acres Trailer Park should be excluded because RVs are a recent addition, not an existing or grandfathered use. Thompson Acres Trailer Park representative Clint Reed objected, stating that his letter from the former manager states differently. Ms. Bogardus said the town attorney was researching the authority of the letter. Chairman Lucas said the park owners would have to resolve that matter with the town rather than the commission.

Commissioner Amator pointed out that campgrounds are restricted to agricultural zones, while RV parks are located in other zones. Ms. Bogardus said it might be appropriate to limit different RV uses to certain zones, such as RVs in mobile home parks versus RVs in campgrounds. She said she would research other RV ordinances for discussing at the October meeting, and suggested a work session.

Commissioner Amator asked what could be done to amend the minutes from the Feb. 12 meeting. Ms. Bogardus said she would check the procedure for amending adopted minutes. Commissioner Amator said she would prefer a verbatim record of meetings. Ms. Bogardus said she would ask the manager about the feasibility of transcripts.

ADJOURNMENT: Motion by Larry Martin, second by Kay Matthews to adjourn. Passed 4-0.

The meeting adjourned at 8:10 p.m.

William Lucas, Chairman